

Present: Tom Failla, Chairman; Jane Connolly, Vice Chairman; Don Saltzman; Ken Edgar; Sally Korsh; Britta Lerner; Richard Wolf

Also present: Tracy Kulikowski, Land Use Director; AnnMarie Fontana, Administrative Assistant; members of the Public

Digitally recorded on 11/7/16

7:15 p.m. **PUBLIC HEARING: APPLICATION FOR SUBDIVISION/RESUBDIVISION APPROVAL, MAP 29 BLOCK 3 LOT 19, ESTATE OF BEVERLEY B. LOPEZ, 99 NORFIELD ROAD (FITZPATRICK, FRAY & BOLOGNA, LLC)**

Attorney Fitzpatrick, representing the applicant, Estate of Beverley B. Lopez, began by stating the application is for a two lot subdivision, not a resubdivision, because the earlier division was a pre-cut, not a subdivision. The intent of the applicant is to divide the property into two parcels; first lot containing existing home will be 2.275 acres, and a second lot proposed containing 2.348 acres.

Michael Burturla, a professional engineer with The Huntington Company, LLC, gave a report, presented maps and an analysis of the property including Soil Erosion, Drainage Computations and Sight Line Plans.

Next followed questions from the Commission members of Mr. Burturla and Attorney Fitzpatrick with regards to the existing home's septic system, as well as, fire protection, in the event of any new construction on either site. A discussion followed.

Chairman Failla asked if there were any questions or comments from the Public. Jennifer Flynn of 103 Norfield had questions about lot size and location of two lots. Attorney Fitzpatrick replied and showed Ms. Flynn the maps. No other questions or comments made by the Public.

Vice Chairman Connolly continued with questions of Mr. Burturla and Attorney Fitzpatrick with regards to the property's septic system.

Discussion continued and the Commission asked for language from Attorney Fitzpatrick to be included in the Special Requirements of the subdivision approval. These conditions are with regards to Fire Protection and the home's existing septic system and well.

SUBDIVISION CONT:

Following discussion, Land Use Director Kulikowski read the following Special Requirement: The existing home, should it remain, shall not be occupied without the prior review and approval by the Westport Weston Health District of the existing septic system and well. A new septic system and well shall be installed by the seller to the extent deemed necessary by the Westport Weston Health District.

Barbara Reynolds, a member of the Public, had a question about the special requirement regarding Fire Protection. Land Use Director Kulikowski responded that this condition is required for subdivisions.

After further discussion, Land Use Director read the Special Requirement regarding Fire Protection: In the event of any new construction on either site and in consideration of the Commission's willingness to waive the requirement to install a fire pond, the developer will install a sprinkler system.

Vice Chairman Connolly moved that the Commission approve, as amended, with conditions, the application of the Estate of Beverley B. Lopez, to subdivide 99 Norfield Road into two lots, consisting of approximately 4.624 acres of land, located off Norfield and Norfield Woods Roads, Weston, CT. Seconded by Ken Edgar.

7:55 p.m. Chairman Failla closed the Public Hearing. Vote in favor (7-0).

DISCUSSION/DECISION: REQUEST FOR SUBDIVISION BOND RELEASE, SKUNK PROPERTIES LLC, DRAGONWOOD LANE, FAR HORIZON SUBDIVISION

There was a discussion between Commission members and Land Use Director regarding the history of the subdivision bond.

Don Saltzman moved that the Commission release the subdivision bond of \$127,073.24 for subdivision work at 10 Ladder Hill Road South, Skunk Properties LLC, Far Horizon Subdivision (Dragonwood Lane). Seconded by Jane Connolly. Vote in favor (7-0).

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER – APPLICATION FOR ZONING PERMIT TO CONSTRUCT AN ADDITION, 102 GEORGETOWN ROAD AND MEADOWBROOK LANE (REFERRAL PURSUANT TO PLANNING & ZONING 6/20/11 STANDARD OPERATING PROCEDURES)

Discussion began with an overview of the application and centered on whether this property is considered a “Corner Lot” under Section 321.6 of the Zoning Regulations. This would affect whether the required setback from the property line closest to Meadowbrook Lane is 50 feet or 30 feet, and would thus affect whether the proposed addition, which is within 50 feet of the applicable property line, would be permitted under the Regulations. Deeds and maps of Meadowbrook Lane properties were presented. Discussion continued between the Commission, the applicant (Mrs. Courtney Dedman), and Tracy Kulikowski. Bob Gary, applicant’s builder, was also present.

8:30 p.m. Commission member Britta Lerner left the meeting

After discussion, Ken Edgar moved that the Commission rule that the property line in question is adjacent to a private right-of-way, as shown on the maps and the deed for 102 Georgetown Road, and therefore the property is not subject to 50 feet setback applicable to Corner Lots. Seconded by Sally Korsh. Vote in favor (6-0). Britta Lerner absent.

APPROVAL OF MINUTES

Tom Failla moved that the Commission approve the minutes of October 4, 2016 as edited by Ken Edgar and the Chairman. Seconded by Jane Connolly. Vote in favor (6-0). Britta Lerner absent.

OTHER BUSINESS

Richard Wolf began a discussion about abandoned property, in particular, a residence between River Road and Bayberry, on the river. Tracy said she would discuss it with the Building Inspector and Fire Marshal.

November 14, 2016 Special meeting will be a follow-up to the October meeting about cluster housing and updating Weston's Town Plan of Conservation and Development. In addition, Chairman Failla began a discussion with the Commission members and Land Use Director to begin the process for a capital request for the next fiscal year.

A tentative P&Z Meeting Schedule was passed out by Chairman Failla to be discussed at December meeting.

9:00 p.m. Meeting adjourned

Respectfully submitted,

AnnMarie Fontana, Administrative Assistant

Approved on December 5, 2016